

**S-21-2006**  
**Sunset Hills Phase 1 - Amended**  
**6600 South U-111**  
**R-1-10 Zone**

**BACKGROUND**

Chris Drent, is requesting an amendment to the first phase of the Sunset Hills Subdivision. The purpose for the amended plat is to correct a surveying error.

**ISSUES:**

The Sunset Hills Phase 1 Subdivision was recorded with the Salt Lake County Recorder's Office in October 2007. Subsequent to the recordation of the plat, a problem occurred with the field survey that will require a new plat.

According to the surveyor, the field survey points were rotated from what was shown on the recorded subdivision plat. The rotation was small enough that it went undetected for most of the construction process. As a result, some of the improvements were actually constructed outside the boundary of the plat. The amended plat will now match what was constructed in the field.

Although the error is rather small, it is significant as it relates to the dedication and improvements in 6600 South and Oquirrh Mesa Drive. The full Oquirrh Mesa Drive right-of-way will be dedicated in the constructed location by this plat. The 6600 South right-of-way is projected to be 80 feet. The developer dedicated their portion of 40 feet as part of the subdivision process. Due to the surveying error, the road improvements were constructed approximately 1.3 feet on property outside of the City's boundary.

After discussing the matter with the City Engineering Division and Attorney's Office, a determination was made to allow the existing improvements to remain as long as the full 80-foot right of way would eventually be constructed. The Engineering Division suggested that an access easement be granted in favor of West Valley City so that the existing right-of-way can be used for public access. In addition to the easement, the property owner to the south would be responsible to dedicate the necessary right-of-way to complete the 80-foot requirement upon development of their property.

Anytime there is a modification to a recorded plat, City ordinance requires that the Planning Commission forward a recommendation on to the City Council. The amendment of this plat will then be recorded to correct the absent notations and to establish new drainage swale easements.

**STAFF ALTERNATIVES:**

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

**Applicant:**

Chris Drent  
45 W. 10000 S.  
Sandy, UT 84070

**Discussion:** Steve Lehman presented the application. Commissioner Conder questioned if the lots would be affected by this amendment. The applicant, Chris Drent, stated that everything has been slightly shifted but there are no problems with the residents.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Fuller moved for approval

Commissioner Matheson seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous- S-21-2006– Approved**